



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

*Promoting the wise use of land  
Helping build great communities*

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                          |                                                        |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|
| <b>MEETING DATE</b><br>March 17, 2005                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>CONTACT/PHONE</b><br>Michael Conger<br>(805) 781-5136 | <b>APPLICANT</b><br>The Land Conservancy               | <b>FILE NO.</b><br>COAL 05-0409<br>SUB2005-00134 |
| <b>SUBJECT</b><br>Request by The Land Conservancy for a Lot Line Adjustment (COAL 05-0409) to adjust the lines between three parcels of 22.6 acres, 20.7 acres, and 4.3 acres each, for the purpose of transferring a portion of land along San Luis Obispo Creek into Land Conservancy ownership for the protection of biological and agricultural resources and potential future alignment of the Bob Jones City-to-Sea Bikeway. The adjustment will result in three lots of 4.9 acres, 20.3 acres, and 22.3 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 6585 and 6674 Monte Road, immediately north and south of Squire Canyon Road, approximately 300 feet east of the community of Avila Beach. The site is in the San Luis Bay (Inland) planning area. |                                                          |                                                        |                                                  |
| <b>RECOMMENDED ACTION</b><br>Approve Lot Line Adjustment COAL 05-0409 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                          |                                                        |                                                  |
| <b>ENVIRONMENTAL DETERMINATION</b><br>A Class 25 Categorical Exemption was issued on February 8, 2006                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                          |                                                        |                                                  |
| <b>LAND USE CATEGORY</b><br>Agriculture                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>COMBINING DESIGNATION</b><br>Flood Hazard             | <b>ASSESSOR PARCEL NUMBER</b><br>076-251-032, 038, 047 | <b>SUPERVISOR DISTRICT(S)</b><br>3               |
| <b>EXISTING USES:</b><br>Residential, agriculture                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          |                                                        |                                                  |
| <b>SURROUNDING LAND USE CATEGORIES AND USES:</b><br><i>North:</i> Agriculture/ irrigated row crops <i>East:</i> Agriculture, Residential Suburban/ scattered residences<br><i>South:</i> Agriculture/ agriculture <i>West:</i> Residential Suburban/ Hwy. 101, PG&E Comm. Ctr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                          |                                                        |                                                  |
| <b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b><br>The project was referred to: Avila Valley Advisory Council, Public Works, Environmental Health, Ag Commissioner, Cal Trans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                          |                                                        |                                                  |
| <b>TOPOGRAPHY:</b><br>Level to gently sloping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                          | <b>VEGETATION:</b><br>Grasses, riparian vegetation     |                                                  |
| <b>PROPOSED SERVICES:</b><br>Water supply: On-site well<br>Sewage Disposal: Individual septic system<br>Fire Protection: CDF/County Fire                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                          | <b>ACCEPTANCE DATE:</b><br>February 8, 2006            |                                                  |
| ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:<br>COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ Fax: (805) 781-1242                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                          |                                                        |                                                  |

#### PROJECT BACKGROUND:

The Land Conservancy of San Luis Obispo County is a nonprofit land trust dedicated to preserving significant agricultural, habitat, and cultural resources in the county. In 2002, the Land Conservancy prepared the San Luis Obispo Creek Watershed Enhancement Plan which is intended to guide a cooperative effort towards watershed enhancement. The plan identified several project opportunities, including fee acquisition of lands in the Lower San Luis Obispo Creek Conservation Area "to prevent land use changes that would compromise the valuable habitat quality and recreational access."<sup>1</sup> The anticipated alignment for the Bob Jones City-to-Sea Bikeway would traverse this site. The goal of this project is to permanently protect this portion of the floodplain corridor and make the area accessible to recreation (bikeway/trail).

#### ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between three legal parcels as follows:

| OWNER            | EXISTING LOT SIZES | ADJUSTED LOT SIZES | LOT NUMBER |
|------------------|--------------------|--------------------|------------|
| Argano           | 22.6 acres         | 4.9 acres          | 1          |
| Land Conservancy | 4.3 acres          | 22.3 acres         | 2          |
| Whitaker         | 20.7 acres         | 20.3 acres         | 3          |

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the three parcels in order to preserve and protect biological and agricultural resources within the floodplain. The Agricultural Commissioner's Office reviewed the proposed Lot Line Adjustment for consistency with their policies regarding parcel size for properties in the Agriculture land use category (referral response attached). They ultimately concluded that the proposal is better than or equal to the existing configuration for the following reasons:

- The current parcel sizes and proposed parcel sizes are roughly equivalent.
- The lot line adjustment will consolidate agricultural activities on one parcel.

In relation to the Land Use Ordinance's minimum parcel size standards, the proposed adjustment will result in a more favorable configuration. Currently the least conforming parcel is 4.3 acres in size. After the adjustment, the smallest parcel will be 4.9 acres, and the remaining parcels will still be larger than the Agriculture land use category's smallest allowable size of 20 acres.

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<sup>1</sup> Land Conservancy of San Luis Obispo County (January 2002). *San Luis Obispo Creek Watershed Enhancement Plan*.

Furthermore, the adjustment would facilitate permanent protection of an additional 18 acres of land along San Luis Obispo Creek, which is of significant public benefit. In order to obtain funding from the Coastal Conservancy, a number of deed provisions (draft version attached) are included to ensure that the use of the Land Conservancy land will remain consistent with the provisions of the San Luis Obispo Creek Watershed Enhancement Plan. Additionally, transfer of the Land Conservancy property would have to be approved by the Coastal Conservancy.

#### SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

#### LEGAL LOT STATUS:

The three existing lots were legally created by previous Lot Line Adjustments and effectuated by Certificates of Compliance follows: Argano (COAL85-045, 2874-OR-845); Land Conservancy (COAL99-157, OR 2003-057701); Whitaker (COAL94-050, OR 1995-003490).

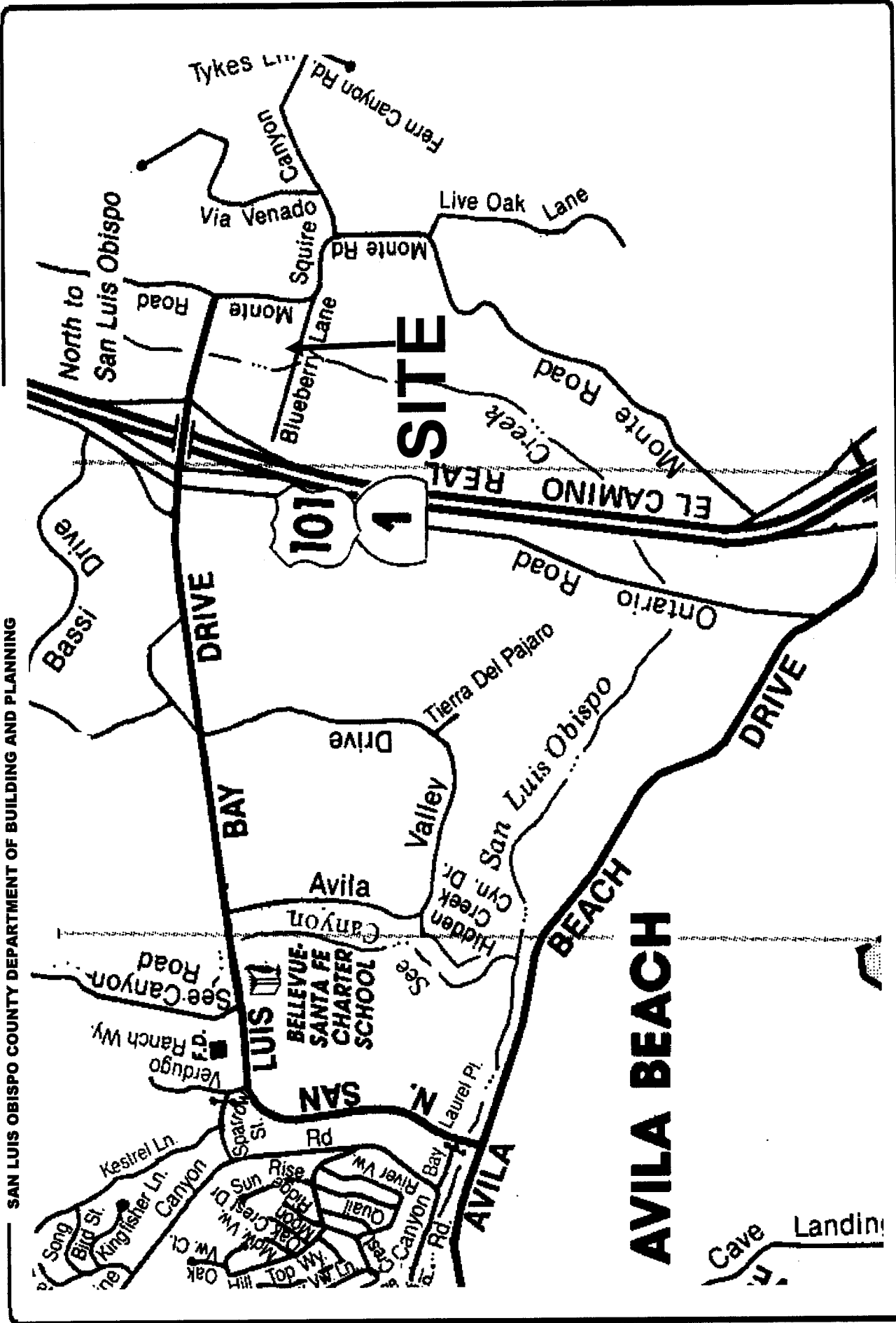
### **FINDINGS - EXHIBIT A**

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the proposed adjustment, as conditioned, conforms to the County's General Plan and the zoning and building ordinances, and the proposed configuration results in a situation that is better than or equal to the existing configuration.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 25) pursuant to CEQA Guidelines Section 15325 because the project is an acquisition/transfer of land to preserve the existing natural conditions of the land, and to allow continued agricultural use and open space preservation.

### CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action

Staff report prepared by Michael Conger and reviewed by Kami Griffin.



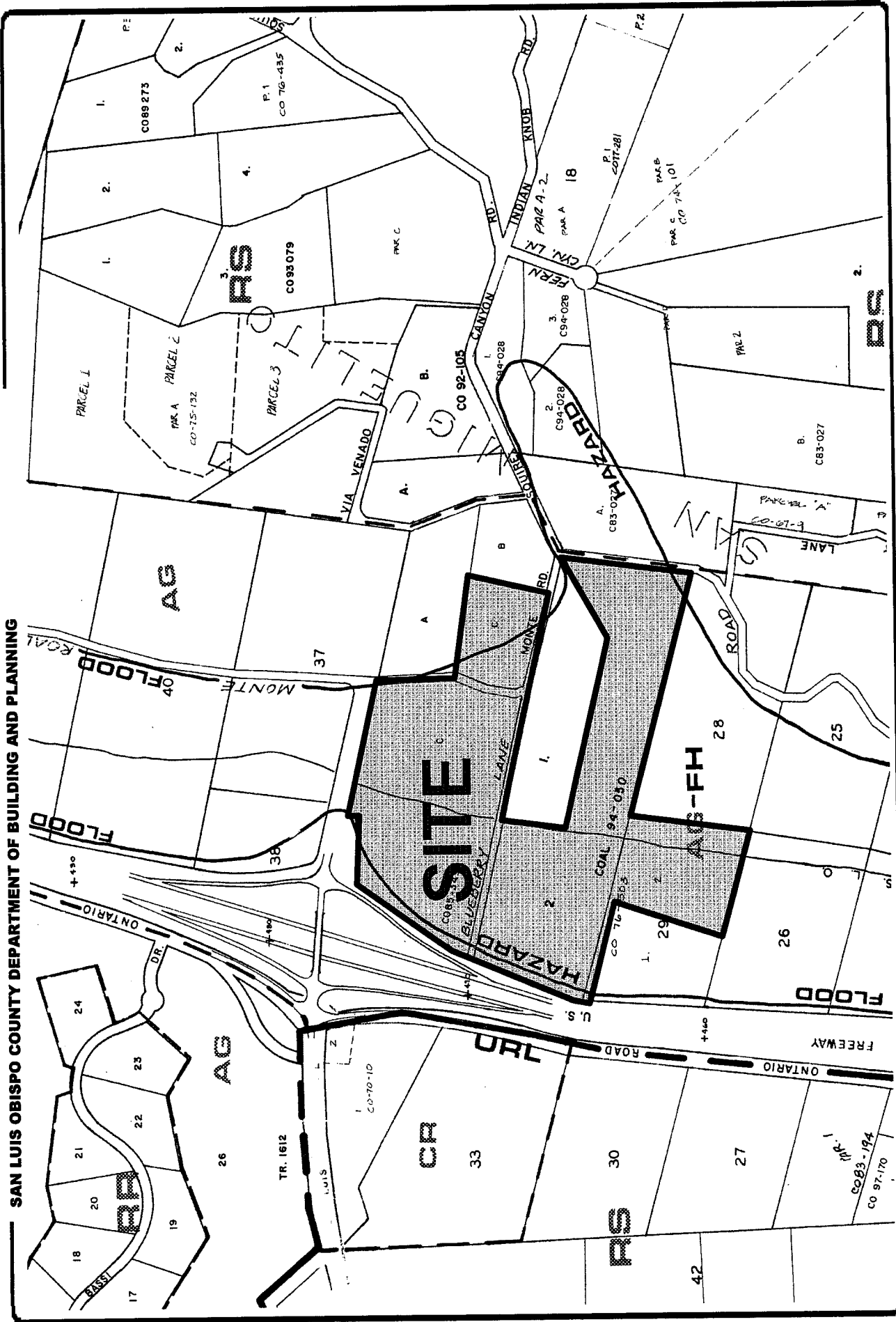
EXHIBIT

Vicinity Map



PROJECT

Lot Line Adjustment (COAL05-0409)  
Land Conservancy SUB2005-00134



EXHIBIT

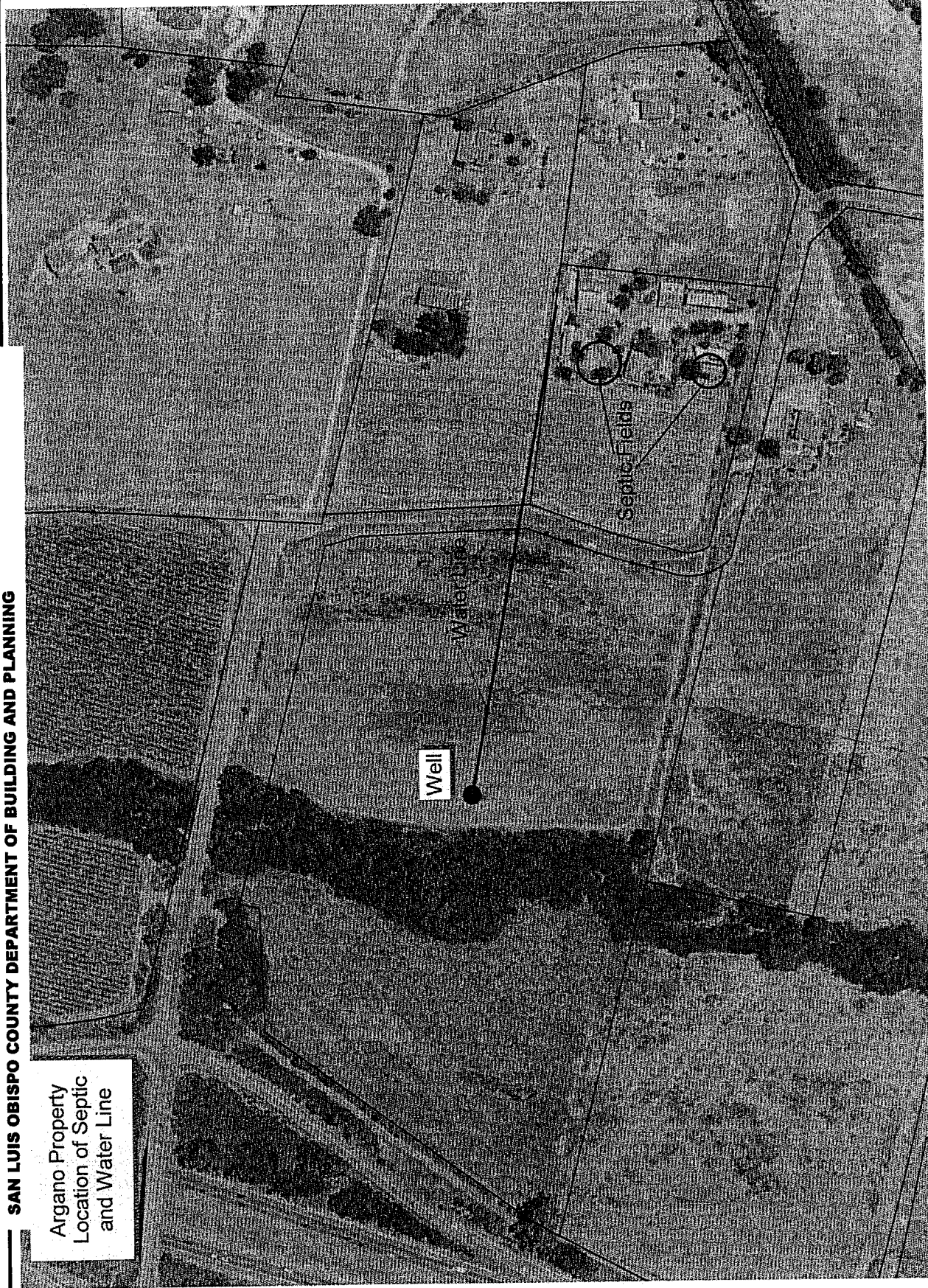
Land Use Category Map



PROJECT

Lot Line Adjustment (COAL05-0409)  
Land Conservancy SUB2005-00134

Argano Property  
Location of Septic  
and Water Line



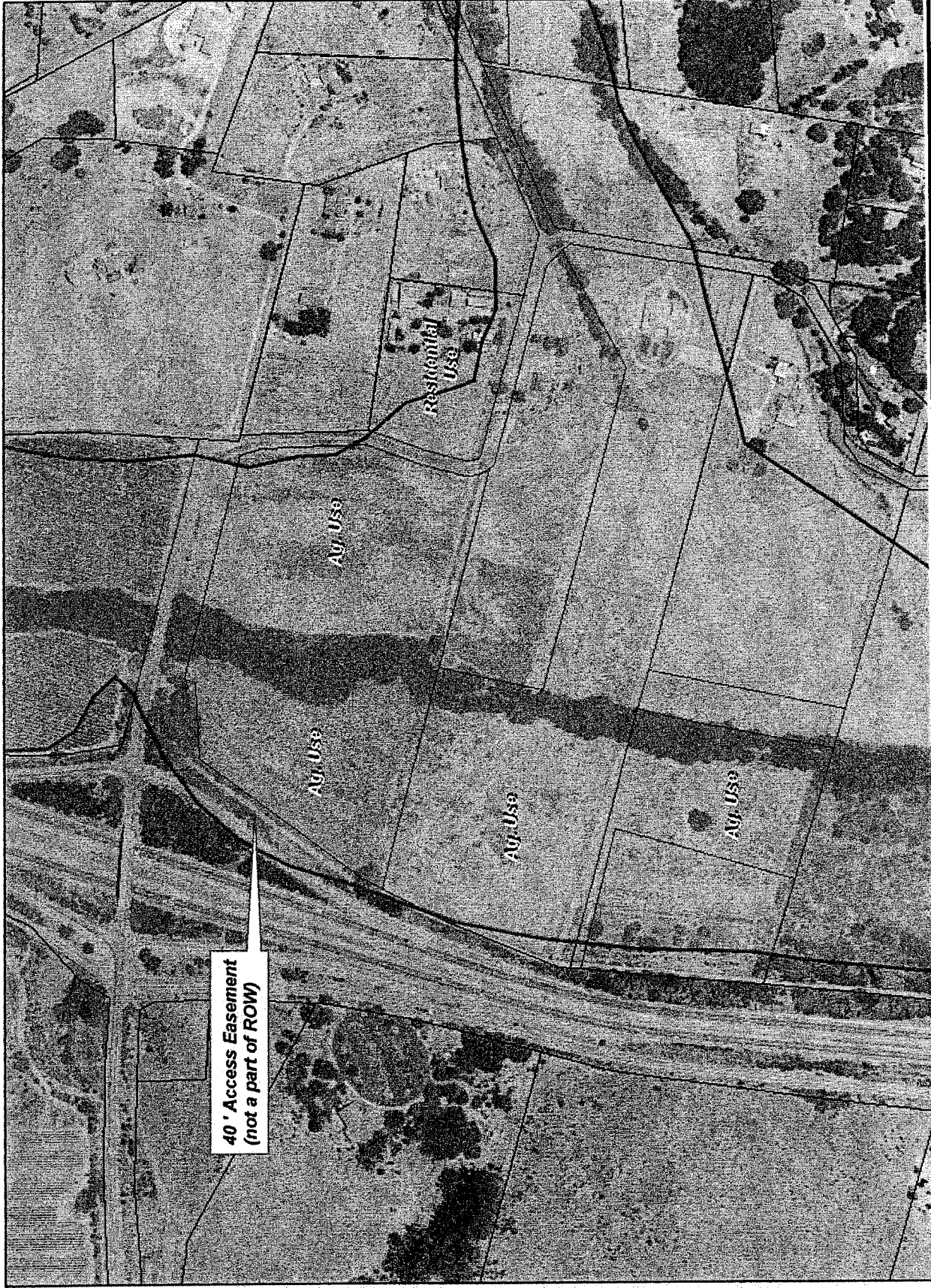
EXHIBIT

Well and Septic – Argano Property



PROJECT

Lot Line Adjustment (COAL05-0409)  
Land Conservancy SUB2005-00134



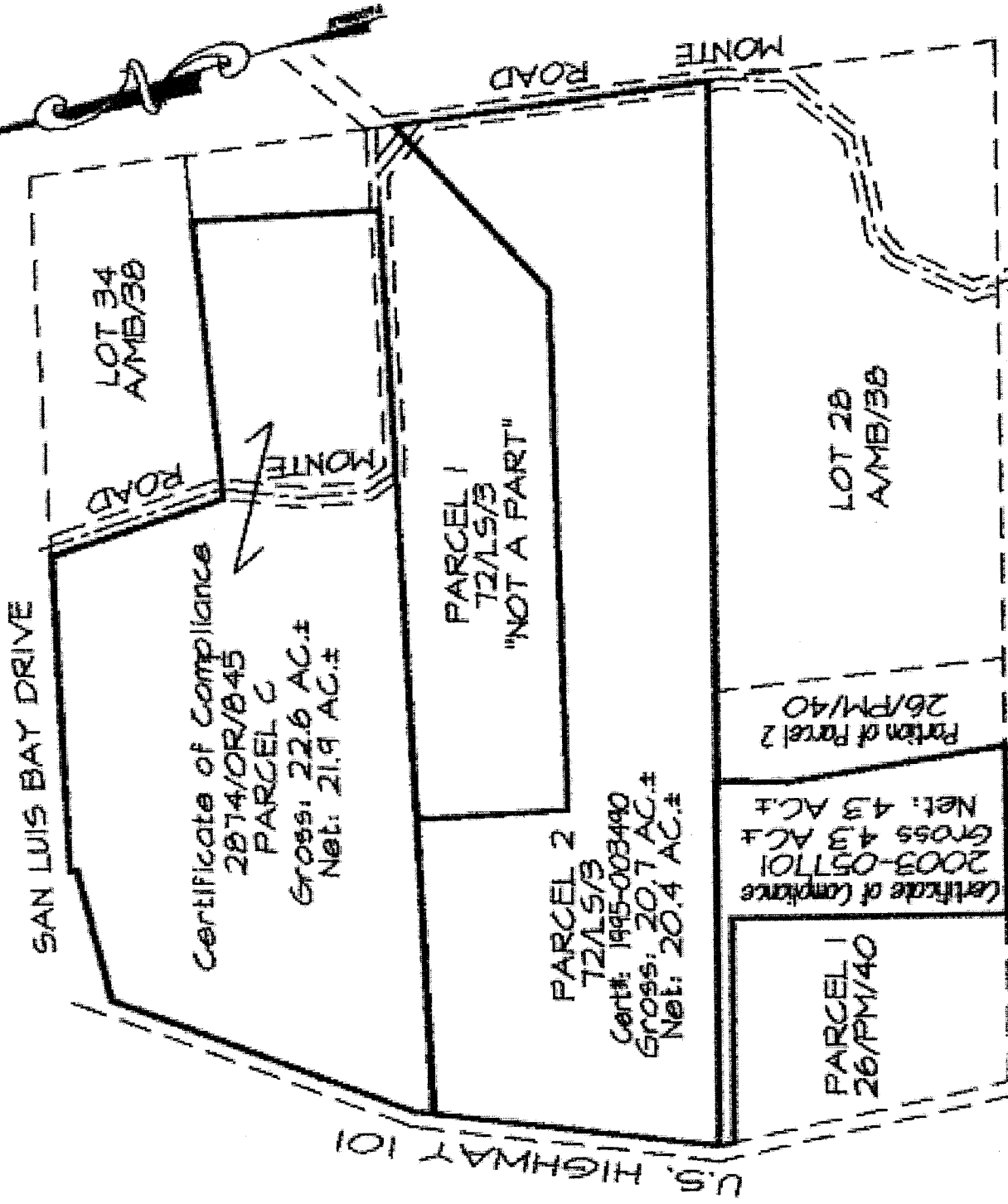
**PROJECT**

Lot Line Adjustment (COAL05-0409)  
Land Conservancy SUB2005-00134



**EXHIBIT**

Flood Hazard Area



PROJECT

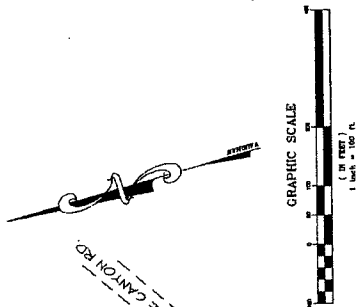
Lot Line Adjustment (COAL05-0409)  
Land Conservancy SUB2005-00134



EXHIBIT

Existing Lot Configuration

SAN LUIS BAY DRIVE



## Proposed Lot Configuration

**PROJECT**  
Lot Line Adjustment (COAL05-0409)  
Land Conservancy SUB2005-00134

Draft Sample

## EXHIBIT TWO

### ESSENTIAL DEED PROVISIONS IN FAVOR OF THE CALIFORNIA STATE COASTAL CONSERVANCY

1. The real property was acquired by the grantee pursuant to a grant of funds from the State Coastal Conservancy, an agency of the State of California, for the purpose of natural resource protection, public access, and open space preservation consistent with the San Luis Obispo Creek Watershed Enhancement Plan (approved by State Coastal Conservancy) and no use of the real property inconsistent with that purpose is permitted.

*Mitigation.* Without the written permission of the Executive Officer, the grantee shall not use or allow the use of any portion of the real property for mitigation (in other words, to compensate for adverse changes to the environment elsewhere). All funds generated in connection with any authorized or allowable mitigation on the real property shall be remitted promptly to the Conservancy until the Conservancy has been fully paid for all of its past, present, and future costs with respect to the real property, including, without limitation, staff, planning, development, restoration, operation and maintenance, and monitoring costs, and acquisition costs at fair market value as of the time the mitigation is to begin.

2. The real property (including any portion of it or any interest in it) may not be used as security for any debt without the written approval of the State of California, acting through the Executive Officer of the Conservancy, or its successor.
3. The real property (including any portion of it or any interest in it) may not be transferred without the approval of the State of California, through the Executive Officer of the Conservancy, or its successor.
4. The grantee is obligated to use, manage, operate and maintain the real property as described in the "USE, MANAGEMENT, OPERATION AND MAINTENANCE" section of California State Coastal Conservancy Grant Agreement No. 05-004, as it may be amended from time to time.
5. If the existence of the grantee ceases for any reason or if any of the essential deed provisions stated above are violated, all of the grantee's right, title and interest in the real property shall automatically vest in the State of California for the benefit of the Conservancy or its successor, upon acceptance of the real property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

## **Lower San Luis Obispo Creek Conservation Area Bob Jones Trail**

### **Argano Property Conservation Project**

#### **Project Background:**

The Land Conservancy of San Luis Obispo County has been working for over a decade with private landowners along Lower San Luis Obispo Creek promoting conservation of the creek corridor and floodplain. The Land Conservancy is also working toward the creation of a multi-use trail to connect the City of San Luis Obispo to the Sea at Avila Beach, the Bob Jones City to the Sea Trail. It is the goal of the Land Conservancy to permanently protect San Luis Obispo Creek and its floodplain corridor between the City of San Luis Obispo and the Pacific ocean at Avila Beach and make the area accessible via the City to the Sea Trail. This conservation aspect of the project is referred to as the Lower San Luis Obispo Creek Conservation Area.

Among the lands already conserved are the Lower San Luis Obispo Creek Floodplain Preserve, an 80 acre parcel containing almost 1 mile of the creek, and a 4.5 acre creek-side property purchased from the Collins Family. In addition, Conservation Easements have been acquired over an additional  $\frac{3}{4}$  of a mile of the riparian corridor on 2 properties for protection of restoration projects.

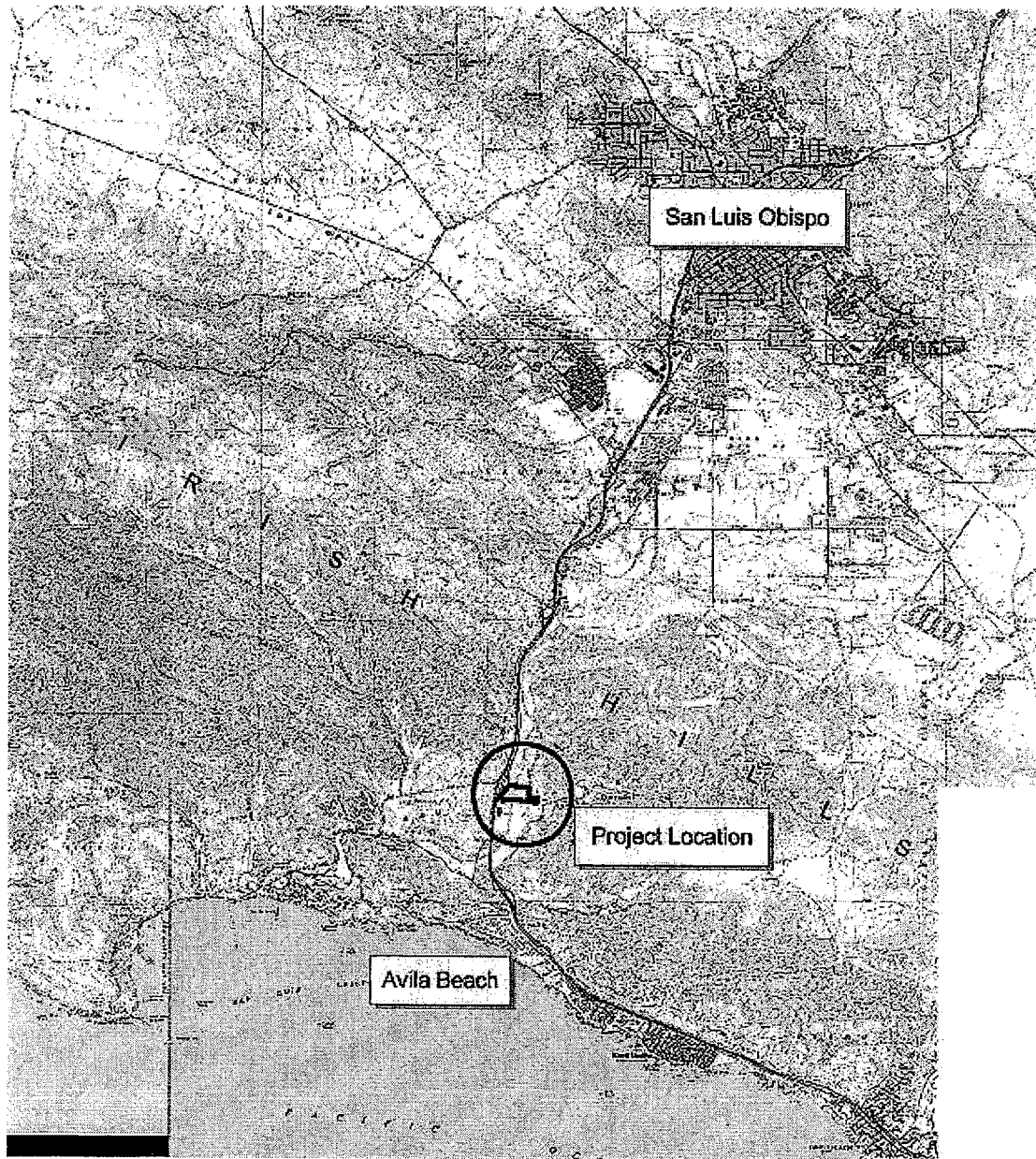
#### **The Argano Property:**

The Argano property is a high priority addition to the conservation project. The property contains 18 acres of floodplain and approximately 1,000 feet of San Luis Obispo Creek. It is also considered a critical linkage for the Bob Jones City to the Sea Trail.

Project Location: The project is located in the greater Avila Valley along San Luis Obispo Creek and immediately downstream of the San Luis Bay Dr. Bridge. The map on page 2 illustrates the project location. The property has 18 acres west of Monte Rd. that are of conservation interest. An additional 5 acres across the road are of less interest.

Conservation Priority: This project location is described in 2 existing conservation priority plans. While not property specific, the Conservation Area is described in the San Luis Obispo Creek Watershed Enhancement Plan (Land Conservancy, 2002) as a priority land / easement acquisition area. The property also lies within the greater Irish Hills Conservation Area described in the Irish Hills Conservation Plan prepared by the Nature Conservancy (2001).

Of particular importance on the property are riparian habitat, active floodplains, valuable agricultural soils, and its location along the proposed route of the Bob Jones City to the Sea Trail.



*Project Location*

### **Conservation Options:**

Since the current parcel is not dividable by a standard subdivision, the best conservation option is to secure the 18 acres of agricultural floodplain via a lot line adjustment. The Land Conservancy owns a neighboring parcel and the landowner in between the subject and Conservancy parcels has offered a gift of a strip of land that would give the Conservancy an adjacent lot line to adjust. (see diagrams).

### **Conservation Benefits:**

- Permanent protection of 18 acres of floodplain
- Permanent protection of a section of San Luis Obispo Creek
- Provides access for the Bob Jones City to the Sea Trail
- Protects and consolidates agricultural land
- Protects scenic views from Highway 101
- Provides restoration opportunities for the Creek.
- The project extends a set of properties that have already been protected through purchase or easements.

### **Planned Land Use**

The Land Conservancy would plan on maintaining fee ownership of this parcel and maintain agricultural use of the property. Current agricultural uses include grazing and row crops.

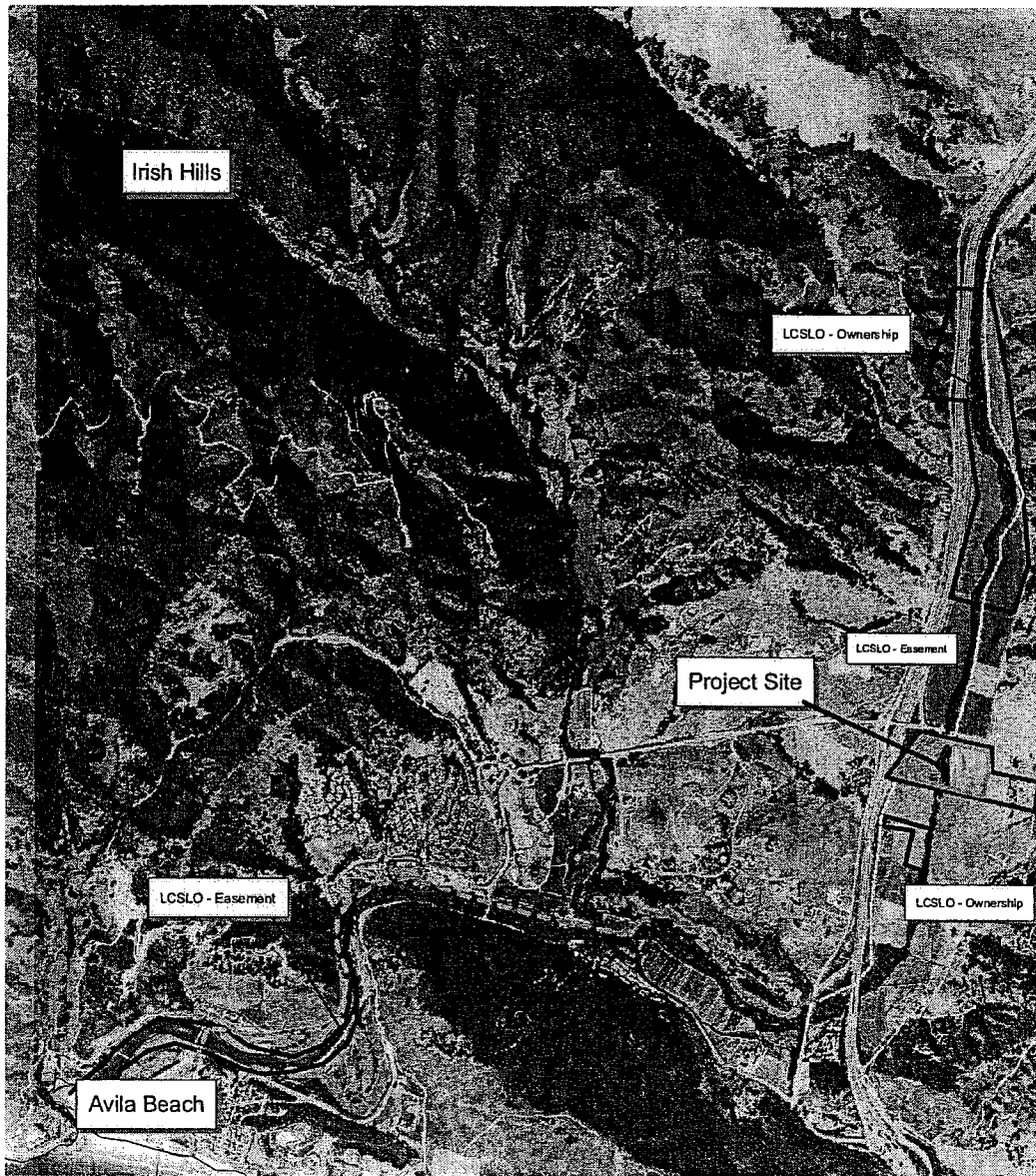
- The Conservancy has no plans or desire for residential structures on the property but restriction on this use prior to completion of the project will jeopardize project funding. The project is funded by the California Coastal Conservancy and they will require restrictions on the property at the time of transfer. Their deed provisions will restrict residential structures. A copy of their standard restrictions is available upon request.
- An agricultural support building may be acceptable out of the floodplain.
- Some passive recreational use will be allowed in a narrow strip along the freeway for the Bob Jones Trail.

### **Status and Funding Needs:**

The project is a high priority and circumstances require an aggressive timeline. An appraisal of the property has been completed and we are ready to begin fundraising. Prior to a fundraising campaign we will need some assurance that the conservation strategy of a lot line adjustment will be allowable by the County Planning Dept.

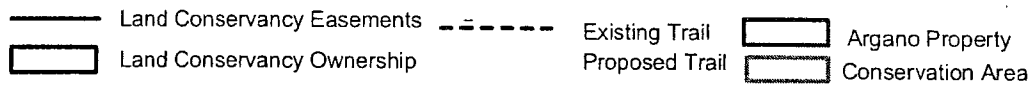
**Project Diagram:**

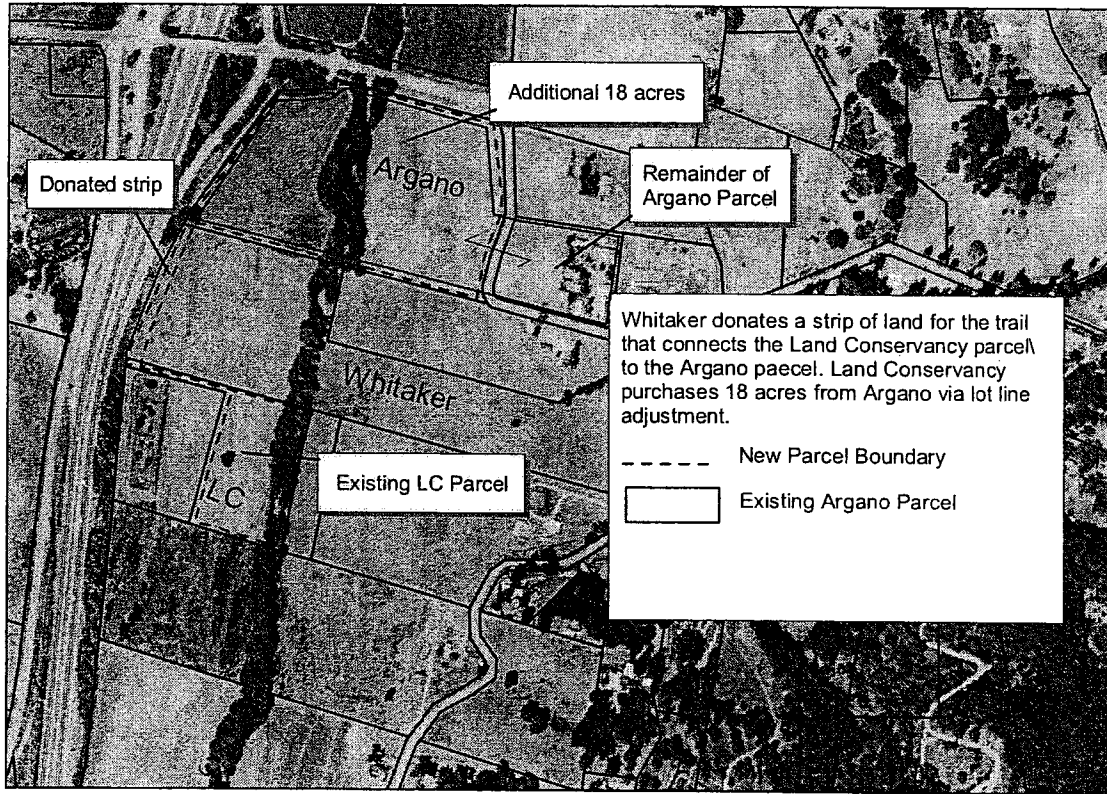
Attached is a project diagram that shows the project area in the context of the future trail and conservation work already completed. The subject property is a natural extension of a successful conservation effort.



## Lower San Luis Obispo Creek Conservation Area / Bob Jones Trail

Argano Property Conservation Project





## Summary

- Project would consolidate Agriculture
- Restrict future residential use in the flood plain agricultural area.
- Provide for floodplain protection and stream corridor restoration
- Provide access for a regional trail (Bob Jones City to the Sea Trail), a high priority for the County Park Department.

03 February 2006



Mr. Michael T. Conger, Inland Planning and Permitting  
County of San Luis Obispo Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

**RE: SUB2005-00134 / COAL05-0409 – Land Conservancy Lot Line Adjustment  
6585, 6674 Monte Road – Rural San Luis Bay (APNs 076-251-032, 038, 047)**

Dear Mr. Conger:

Thank for your thoughtful and thorough review of our project application and for taking the time to meet with us last month to discuss it. We understand, per your letter correspondence of December 22, 2005, that you are in need of additional information as part of your review process. This letter and the enclosed attachments are intended to address each of the items specifically outlined in your letter. Please see the discussion below:

1. **Revised Site Plan** – Enclosed are several attachments, which collectively, address each of the sub-items requested under this heading. The attachments are:
  - a.) Two copies of the modified site plan prepared by Vaughan Surveys, plus one 8.5 x 11" reduction for your staff report. This attachment addresses items 1a and 1g.
  - b.) A map prepared in-house over an aerial photograph which shows the existing structures (1b) and well and septic areas (1f).
  - c.) A map prepared in-house over an aerial photograph which shows agricultural use areas (1c), San Luis Obispo Creek (1d), the FEMA designated 100 year flood hazard area (1e), and the access road (1j).
  - d.) Copies of the easements showing on title that are available through our title company, First American Title (1h). It should be noted that not all of the easements referred to in your letter were available, and they have also not been located on a map. It is our hope that the submittal of the actual easement documents that are available will be deemed sufficient for your planning review process.
  - e.) Copy of the "Essential Deed Provisions" that will be required as part of the grant funding put forth for the purchase of this property by the California Coastal Conservancy (1i). These deed restrictions will prohibit the development of the property, as well as many other uses that could have a negative impact in the future.
2. **Project Description** – The subject lot line adjustment will enable the purchase of new a parcel from the seller, who desires to separate an existing homesite from the remaining acreage. The new parcel will in turn be linked to an existing Land Conservancy owned parcel. The purpose of the acquisition is to permanently protect

THE LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY

P. O. BOX 12206, SAN LUIS OBISPO, CA 93406


805-544-9096 • 805-544-5122 FAX • LC@SPECIAL-PLACES.ORG • WWW.SPECIAL-PLACES.ORG

the agriculture, flood plain, and riparian resources on the property. The acquisition will also ensure the protection of important Steelhead Trout habitat in the lower San Luis Obispo Creek watershed. Finally, the acquisition will also provide for the anticipated alignment of the next phase of the Bob Jones City to Sea Bikeway. The property will be encumbered by "Essential Deed Provisions" required by the funding agency, the California Coastal Conservancy (see attached).

3. **Parcel Design Standards** – As discussed above, the narrow fee ownership strip connecting the existing Land Conservancy parcel to the Argano parcel is designed to allow for the future alignment of the Bob Jones City to Sea Bikeway. Mr. Whittaker would like to gift this portion of his property in fee due to liability concerns associated with anticipated future public access.
4. **Structures within Flood Hazard Area** - At our last meeting we discussed that the Land Conservancy does not have access to the information required to determine if Mr. Whittaker's residence has been constructed above the 100 year storm flood profile level. You had mentioned that you would look into this item; although we all agreed that it was likely that the residence was built to County specifications given its recent construction.
5. **Agricultural Impacts** - It is our opinion that the proposed lot line adjustment and subsequent acquisition by the Land Conservancy of San Luis Obispo County will be beneficial for agriculture. The amount of land that has historically been used for agricultural activities remains virtually the same, less the 25' strip being gifted from Mr. Whittaker. The permanent protection afforded to this property ensures that there will never be any future attempts to change the existing agricultural use of the property.
6. **Additional Information** – No additional information has been requested of us at the present time; however, we are more than happy to provide additional information upon any future request.

Michael, I would like to thank you in advance for your consideration of the above. As you know, this project received the unanimous support of the Avila Valley Advisory Committee, as well as from other departments within the County. We look forward to working with you further towards a successful project outcome. In the meantime, please feel free to call me with any questions or concerns at (805) 544-9096 ext. 13.

Sincerely,



Robert A. Hill  
Conservation Director

Enclosures/RAH



COUNTY OF SAN LUIS OBISPO

**Department of Agriculture/Measurement Standards**

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556  
ROBERT F. LILLEY (805) 781-5910  
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

**DATE:** December 29, 2005  
**TO:** Michael Conger, Project Manager  
**FROM:** Lynda L. Auchinachie, Agriculture Department *JA*  
**SUBJECT:** Land Conservancy Lot Line Adjustment SUB2005-00134 (1110)

**Comments**

The applicant proposes to reconfigure three existing parcels of approximately 23, 21 and 4.75 each to create three similarly sized parcels. The lot line adjustment is proposed to facilitate future trail development and consolidate agricultural activities on one parcel. The multiple parcel project site is located on Monte Road and is currently developed with residences and used for agricultural production.

The Agriculture Department's considers the proposal to be **equal** to the existing parcel configuration in terms of agricultural. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

# **Avila Valley Advisory Council**

*San Luis Obispo County, California*

**P.O. Box 65  
Avila Beach, CA 93424  
[www.AvilaValley.org](http://www.AvilaValley.org)**

## **2006 Officers**

### **Chair**

Karla Bittner  
(San Luis Bay Estates)  
805-595-2797

### **Vice Chair**

John Salisbury  
(Avila Beach)

### **Secretary**

Karin Argano  
(Squire Canyon)

## **Council**

### **Members**

#### **Avila Beach**

Anne Brown  
Lisa Newton  
John Salisbury  
Julie Scott (alt)

#### **Avila Valley**

Jan Taylor  
Boyd Horne  
Vacancy (alt)

#### **San Luis Bay Estates**

Karla Bittner  
Sherri Gooding  
Dusty Palaia  
Bob Pusanik  
Lynn Walter  
Ted Ivarie  
Nisan Matlin (alt)

#### **See Canyon**

Marylou Gooden  
Bill Tickell  
Jack Biesek (alt)

#### **Squire Canyon**

Karin Argano  
John Schug  
Vacancy (alt)

January 10, 2006

Mr. Michael Conger  
Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408  
[Mconger@co.slo.ca.us](mailto:Mconger@co.slo.ca.us)

Dear Michael:

Subject: Project Referral COAL 05-0409  
SUB 2005-00134, The Land Conservancy  
APN: 076-251-047,038 and 032.

AVAC has reviewed the application submitted by the Land Conservancy for lot line adjustments between three parcels; 48-75 acres located off Monte Road near Avila.

The Land Conservancy has requested these adjustments to allow for expansion of the Bob Jones Bike Trail connecting San Luis Obispo to Avila Beach. We support this application to enable expansion of the bike trail without reservation.

Please notify AVAC when the staff report is available.

Sincerely,

*Karla Bittner*

Karla Bittner  
AVAC Chairperson

C: Brian Stark, Land Conservancy  
Ryan Hostetter, Planning  
AVAC Board



MC  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

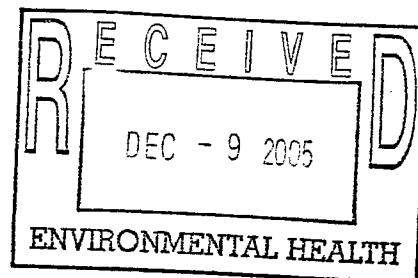
RECEIVED

DEC 23 2005

VICTOR HOLANDA, AICP  
DIRECTOR

Planning & Bldg

THIS IS A NEW PROJECT REFERRAL



DATE: 12/6/05

TO: Env. Health

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

M. Conger

COAL 05-0409

The Land

PROJECT DESCRIPTION: File Number: SUB2005-00134 Applicant: Conservancy

LLA between 3 parcels 48-75 acres located  
off Monte Rd. near Arila. APN: 076-251-047, 038

Return this letter with your comments attached no later than: 12/21/05 4032

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please provide full size exhibit showing all existing structures,  
wells, and septic systems. Thank You.

12/21/05  
Date

Lauri Salo  
Name

781-5551  
Phone



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/6/05

From PW TO: PW

To FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

M. Conger

COAL 05-0409

The Land

PROJECT DESCRIPTION: File Number: SUB2005-00134 Applicant: Conservancy

LIA between 3 parcels 48.75 acres located  
off Monte Rd. near Avila. APN: 076-251-047, 038

Return this letter with your comments attached no later than: 12/21/05 2032

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED COMMENTS

SEE REFERENCE COA FROM COAL 01-0261

1-6-06  
Date

Glen Marshall  
Name

x1596  
Phone

**File No:** SUB2005-00134 COAL 05-0409  
**Applicant:** THE LAND CONSERVANCY  
**Description:** LLA BETWEEN 3 EXISTING PARCELS, MONTE RD, SAN LUIS OBISPO  
**APN:** 076-251-047, 038, & 032  
**PW Staff:** Glenn Marshall 781-1596 [gdmarshall@co.slo.ca.us]

## PUBLIC WORKS COMMENTS

1. Map is confusing as to which lots are being adjusted.
2. Show lot lines to centerline of Monte Road and Squire Canyon Road.
3. Existing lot configuration does not match proposed at intersection of Monte Road and Squire Canyon Roads.
4. Applicant shall refer to 21.02.030(b) for all items that should be shown on an LLA map (easements, flood zones, lot areas, etc).
5. Proposed Parcel 2 was a previous LLA (COAL 01-0261), use similar COA (copy attached).
6. Spoke with Mike Conger (Planner) on 1/6/06. Project on Info Hold, he had similar comments to mine.